



CITY OF ASHLAND
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GLEN P. STEWART, MAYOR
and Director of
Public Service and Safety

December 18, 2014

Environmental Management Support, Inc.
Attn: Mrs. Edie Findeis Cromwell
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Ms. Findeis Cromwell:

The City of Ashland, Ohio is submitting the attached application for a Community-Wide Brownfield Assessment Grant for in the amount of \$200,000. Ashland is a city with a rich industrial history and many positive attributes, while at the same time facing extraordinary socio-economic challenges. We have the strategic foundation to put the plan into action, a highly capable team, and a track record of leveraging successful brownfield projects. With EPA's support, we will further our plan to revitalize our Railroad Corridor, and address the city's challenges by facilitating new investment.

Ashland (the City) is a small city located in a rural county in Central Ohio. By the mid-1900s, Ashland was a productive manufacturing town with a variety of goods, such as pumps, heating components, chemicals, cloth, rubber, and metal parts being produced at the many plants along the City's railroad corridor. The twenty-first century brought tough economic times to the City as Ashland's manufacturers closed their doors, leaving residents without the factories that supported their livelihood and with large, vacant brownfields instead. Many of these brownfields are located along the Railroad Corridor, which is also home to low-income residents. The City identified redevelopment of brownfields as a key component to economic recovery and future growth and wants to develop a brownfields redevelopment program. Because of the concentration of brownfields blighting the City's most impoverished, underserved neighborhoods in the Railroad Corridor, it was chosen as the target area for this grant project.

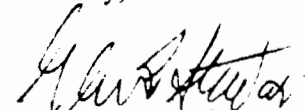
Ashland has a plan to address brownfield issues, and we are tackling the environmental legacy of our industrial history in order to continue revitalizing our neighborhoods to the benefit of our



residents and businesses. The City's economic development team and our partners have repeatedly demonstrated our ability to leverage and manage successful brownfield re-development projects. The Brownfield Assessment Grant will provide a powerful tool to offset the technical, financial, and timing challenges that often cause businesses and developers to overlook the city in favor of sprawl.

- a) Applicant Identification: City of Ashland
206 Claremont Avenue
Ashland, Ohio 44805\
- b) Dun and Bradstreet (DUNS): 020644100
- c) Funding Requested:
 - (i) Grant type: Assessment
 - (ii) Amount: \$200,000
 - (iii) Contamination: \$200,000 Hazardous substances
 - (iv) Community-wide
- d) Location: City of Ashland, Ohio
- e) Not Applicable - Not a site-specific proposal
- f) Contacts:
 - (i) **Project Director:** Mr. Shane Kremser, PE, City Engineer
 - i. 206 Claremont Avenue, Ashland, Ohio 44805
 - ii. Phone: (419) 289-8331, email: kremser.shane@ashland-ohio.com
 - (ii) **Chief Executive:** Mr. Glen P. Stewart, Mayor
 - i. 206 Claremont Avenue, Ashland, Ohio 44805
 - ii. Phone: (419)289-8622, email: stewart.glen@ashland-ohio.com
 - (iii) Date Submitted: December 18, 2014
- g) Project Period: Three years
- h) Population: 20,362 (*U.S. Census Bureau 2010*)
- i) Other Factors: Attached

Sincerely,


Glen P. Stewart, Mayor

c: Mr. Brad Bradley, EPA Region 5, 77 West Jackson Boulevard, Mail Code SM-7J, Chicago, IL
60604-3507

**FY 2015 UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (U.S EPA)
BROWNFIELDS HAZARDOUS SUBSTANCES GRANT APPLICATION
SUBMITTED BY CITY OF ASHLAND, OHIO**

RANKING CRITERIA FOR ASSESSMENT GRANTS

1. Community Need

1.a. Targeted Community and Brownfields

1.a.i Ashland (the City) is a small city located in a rural county in Central Ohio. By the mid-1900s, Ashland was a productive manufacturing town with a variety of goods, such as pumps, heating components, chemicals, cloth, rubber, and metal parts being produced at the many plants along the City's railroad corridor. The twenty-first century brought tough economic times to the City as Ashland's manufacturers closed their doors, leaving residents without the high-paying factory job that supported their livelihood and with large, vacant brownfields instead. The City identified redevelopment of brownfields as a key component to economic recovery and future growth and wants to develop a brownfields redevelopment program. Ashland will use their land use planning goals of revitalizing its downtown, restoring its industrially-zoned areas to productive use, and creating a more bike-able and walk-able community to guide their brownfields development approach.

While the City will consider properties city-wide for use of the grant funds, the City identified the Railroad Corridor as a targeted community for brownfields assessment with this grant and, ultimately, redevelopment. The Railroad Corridor is located on the north side of the City along east-west trending railroad lines that bisect the City. At least 24 acres of brownfields are located along these railroad lines. Many of these sites are occupied by vacant buildings that are in distressed condition. The City chose this community because of the concentration of brownfields immediately adjoining the City's most impoverished, underserved neighborhoods.

1.a.ii. Statistics comparing the Ashland Railroad Corridor, and the City to County, State, and National figures are presented below.

	Ashland Railroad Corridor		City of Ashland	Ashland County	Ohio	National
	Census Tract 9704	Census Tract 9705				
Population ¹	3,897	3,083	20,362	53,139	11,536,504	308,745,538
Unemployment ²	15.3%	23.0%	12.7%	10.9%	10.0%	9.7%
Poverty Rate ²	20.9%	22.5%	16.3%	16.3%	15.8%	15.4%
Minority, % ²	5.5%	2.9%	4.8%	2.9%	17.1%	26.0%
Median Household Income ²	\$30,712	\$30,395	\$40,219	\$46,548	\$48,308	\$53,046
Children % ²	21.7%	22.0%	20.5%	23.3%	22.8%	23.7%
Seniors % ²	12.8%	18.5%	16.8%	16.3%	14.4%	13.4%
Women, Child-bearing age % ²	41.1%	42.7%	41.7%	36.8%	37.7%	39.5%

¹Data from 2010 U.S. Census and is available at www.census.gov

²Data from 2009-2013 American Community Survey and is available at factfinder.census.gov

1.a.iii. The City identified three health and welfare concerns related to brownfields: 1) the concentration of brownfields located near low-income neighborhoods; and 2) the number of brownfields near sensitive populations (neighborhoods with a high percentage of children, pregnant women, or elderly); and 3) the number of brownfields that may contribute non-point source pollution to Town Run, that is located less than 800 feet south of the Railroad Corridor. The City already compiled an inventory of over 15 brownfields that are vacant or underutilized and need to

be redeveloped. In preparation for this grant application, the City completed an assessment of historical and current property use through a review of historical maps, interviews with community members, and site reconnaissance. The City identified over 70 more potential brownfields (auto repair shops, machine shops, dry cleaners, manufacturing plants, junkyards, gas stations, bulk oil facilities) through this assessment. According to the Ohio Bureau of Underground Storage Tanks Regulations (BUSTR), over 140 leaking UST sites exist within the City. The City identified priority brownfields within the targeted community, listed in the following table, on which it will focus Assessment Grant funds. The sites were identified based on known or suspected contamination, proximity to sensitive populations, and high redevelopment opportunity.

Priority Site <i>(Size and proximity to sensitive populations)</i>	Historic Use(s) / Possible or Known Contaminants / Current Condition	Potential Exposure Pathways and Health Effects¹
Hess & Clark Approx. 100,000 ft ² on 2.2 acres in Railroad Corridor (census tract 9704), located in impoverished neighborhood, with high population of women of child-bearing age.	Former manufacturer of stock tonics and chemicals / volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), metals, asbestos / vacant	Physical hazards (vacant, blighted) Inhalation (VOCs, asbestos, lead) and direct contact (PAHs, PCBs, metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
Myers Pump Approx. 4 acres in Railroad Corridor (in census tract 9704, adjacent to 9705), located in impoverished neighborhood and adjacent to neighborhood with high population of seniors and women of child-bearing age.	Former pump manufacturer / VOCs, chlorinated solvents, PAHs, PCBs, metals, asbestos / 3 vacant, dilapidated buildings on site	Physical hazards (vacant, blighted) Inhalation (VOCs, asbestos, lead) and direct contact (PAHs, PCBs, metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
Rybolt Heater Approx. 1 acre in Railroad Corridor (census tract 9704), located in impoverished neighborhood, with high population of women of child-bearing age.	Former heater and component manufacturer / VOCs, chlorinated solvents, PCBs, PAHs, metals / vacant	Inhalation (VOCs) and direct contact (PAHs, PCBs, metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
General Latex Approx. 40,000 ft ² on 7 acres in Railroad Corridor (census tract 9704) located in impoverished neighborhood, with high population of women of child-bearing age.	Former latex manufacturer / VOCs, chlorinated solvents, PAHs, PCBs, metals, asbestos/ primarily vacant since 2002	Physical hazards (vacant, blighted) Inhalation (VOCs, asbestos, lead) and direct contact (PAHs, PCBs, metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
Ashland Malleable Approx. 1.8 acres in Railroad Corridor (census tract 9704) located in impoverished neighborhood, with high population of women of child-bearing age.	Former casting manufacturer / VOCs, chlorinated solvents, PAHs, PCBs, metals, asbestos/ most of site is vacant, remainder is underutilized, 1 building remains	Physical hazards (vacant, blighted) Inhalation (VOCs, asbestos, lead) and direct contact (PAHs, PCBs, metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
Cresco Manufacturing Co. Approx. 16,000 ft ² on 1 acre in Railroad Corridor (census tract 9704), located in impoverished neighborhood, with high population of women of child-bearing age.	Former clothing and leather goods manufacturing, VOCs, chlorinated solvents, PAHs, metals, asbestos / no existing business – facility used for storage	Physical hazards (vacant, blighted) Inhalation (VOCs, asbestos, lead) and direct contact (PAHs, metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer

¹Agency for Toxic Substances and Disease Registry (ATSDR), *ToxFAQs*.

In addition to the real health threats described in the table above, the stigma associated with the brownfields threatens the vitality of the neighborhoods surrounding them. Many prospective purchasers or developers will ignore brownfields when searching for developable properties because of the perceived contamination. Additionally, new residents are unlikely to want to live in the neighborhoods surrounding the brownfields because of that same stigma. In this way, the stigma of brownfields impedes much-needed reinvestment in the surrounding neighborhoods.

Another environmental concern is the migration of contaminants from brownfields to Town Run and Lang Creek, located 800 feet south and ¾-mile east of the Railroad Corridor. These tributaries feed the Jerome Fork of the Mohican River, located just east of the City. Migration of contaminants through stormwater and and/or groundwater from the City's brownfields presents a threat to water quality, sediments, and aquatic life. The Jerome Fork runs through Ashland County Park District's Audobon Wetlands Preserve, also located just east of the City. This park is home to the federally potentially threatened plant, Sweet Flag (*Ashland County Park District*). Elevated concentrations of metals and PAHs have already been detected in the Jerome Fork within 1/2-mile downstream of the City. Migration of contaminants to these waterways also presents an exposure risk to residents who use them for fishing and recreation.

1.a.iv. The U. S. EPA AirData County Emissions Report for 2011 indicates that the large industrial plants in the City, the nearby Big M landfill, and vehicle traffic on U.S. Route 250 and nearby Interstate Route 71 have historically contributed millions of pounds of air pollutants. According to the U.S. EPA's Envirofacts, there are 12 facilities in the City producing air emissions, 5 facilities that have reported toxic releases, and 4 large quantity generators of hazardous waste. In addition, the active railroad that bisects the north portion of the City contributes significant noise pollution. Now that many of the plants along the Railroad Corridor are closed and have become brownfields, emissions may be lower, but residents living near these sources have already been exposed to numerous airborne contaminants and continue to be exposed to residual contaminants via airborne particulate inhalation, particulate ingestion, and vapor intrusion pathways. This represents an environmental justice concern for the City.

1.b. Impacts on Targeted Community

Compounding the effect of environmental pollutants are additional health concerns that are more prevalent in poor communities (Section 1.b). Based on the 2009 *National Health Interview Survey*, in the U.S., the percentage of obesity among lower income adults (30.7% for household income below \$35,000) is higher than that of higher income (26.6%) (*Vital and Health Statistics, Series 10, Number 249, December 2010*). The National Center for Health Statistics report *Trends in Asthma Prevalence, Health Care Use, and Mortality in the United States, 2001-2010* (May 2012), indicates that the prevalence of asthma is higher for individuals with income below the poverty level (11.2%) than those living with incomes above the poverty level (8.7% for those 100% to less than 200% of the poverty level and 7.3% for those 200% or more of the poverty level). These obesity and asthma statistics demonstrate some of the health disparities between income levels.

The priority brownfields, located near or in residential neighborhoods, schools, and/or parks within the targeted community, negatively impact sensitive populations by potentially exposing them to numerous contaminants via direct contact, particulate ingestion, airborne particulates inhalation, and vapor intrusion pathways. Lung and bronchus cancer incidence rates (cases per 100,000 population per year) for the census tract 9705 of the Railroad Corridor (≥ 105.6) exceed the rate for the remainder of the City (17.7 to 71.1), Ashland County (62.1), the state of Ohio (75.0), and the U.S. (63.9) (*all cancer data from Ohio Cancer Incidence Surveillance System – 2008*). According to the Center for Disease Control, Behavioral Risk Factor Surveillance System (2006), the estimated prevalence of children with reported asthma for Ashland County is 14.9%, compared to 13.3% for the State and 9.3% for the nation. The report also indicates that asthma rates for adults earning less

than \$25,000 range from 2 to 4 times the rates for those making \$25,000 or more. Asthma prevalence rates for the City of Ashland are not available. According to the Centers for Disease Control and Prevention (CDCP), National Vital Statistics System 2006-2010 data, the death rate due to chronic lower respiratory disease (per 100,000 population) in Ashland County was 59.6, which exceeds the rates for Ohio (57.0) and the U.S. (44.4).

Another alarming statistic is childhood blood lead levels. Children in the neighborhoods of the Railroad Corridor are likely to be exposed to lead particulates due to high concentrations of old/abandoned buildings. The Ohio Department of Health (ODH) has designated zip code 44805, which includes the entire City, as a high-risk zip code for childhood lead poisoning. The ODH reports that while there is no safe level of lead in a child's blood, blood lead levels of ≥ 5 micrograms per deciliter ($\mu\text{g}/\text{dL}$) are a concern. According to the ODH, census tract 9705, located in the Railroad Corridor, has a predicted probability of blood lead levels of ≥ 5 $\mu\text{g}/\text{dL}$ of 14% (the highest percentage in Ashland County). These numbers demonstrate 1) the breadth of health concerns across Ashland's population and 2) a disproportionate impact from pollution to low-income residents in the City, especially in the targeted community.

The cumulative impact of brownfields on sensitive populations is exacerbated by lack of nutritious food and health care. Census tract 9704 is located in a U.S. Department of Agriculture (USDA) food desert – a low-income area where a significant number of residents live more than 1 mile from a supermarket. More than 49% of Ashland's students received free or reduced lunches in the 2012-2013 school year (*Ohio Department of Education*). In addition, prior to implementation of the Affordable Care Act, 13.7% of the City's population was uninsured (*2013 American Community Survey, 5-year Estimates*). The City of Ashland is designated as a Primary Care Health Professional Shortage Area by the U.S. Department of Health and Human Services. The percentage of physicians in Ashland County (12.4 per 10,000 people) is less than half the state's percentage (25.4 per 10,000 people).

1.c. Financial Need

1.c.i Ashland's economic health has deteriorated over the past several decades. As demonstrated by the demographic data, the City faces economic challenges with a poverty rate that is higher than both the state and federal rates. The poverty rate in the neighborhoods of the Railroad Corridor is 36% to 46% higher than that of the U.S. As the City's manufacturing base crumbled, it triggered job losses, loss of the tax base, and a decline in money available for investment in the community. The City is facing an ever-tightening budget as property values decline and local income tax revenues plummet. Ashland needs additional funding to begin assessing the brownfields that are contributing to the ongoing deterioration of neighborhoods, commercial zones, and industrial districts. Redevelopment of these sites will spur economic growth, provide impoverished residents with much needed employment opportunities, and increase the City's property and income tax bases.

The City's primary financial concern is the lack of quality employment opportunities, which is disproportionately impacting Ashland's impoverished residents. Ashland's median household income is 13.6% lower than that of Ashland County, and the median household income of the census tracts in the Railroad Corridor are 34% lower than the County's. In 2007, nearly 500 manufacturing jobs were lost as Abbott Laboratories, a rubber products plant in the Railroad Corridor, closed its doors. Since 2008, nearly 200 additional manufacturing jobs were lost as the Archway Bakery plant closed and WIL Research Laboratories cut staff. In 2000, 39.8% of the workers in census tract 9704 and 23.7% in census tract 9705 were employed in the manufacturing industry; the *2009-2013 American Community Survey, 5-Year Estimates* shows that these percentages dropped to 25.1% and 13.7%. As the City's manufacturing jobs were evaporating, other employment sectors and supporting businesses in Ashland also downsized. Ashland

University, which is located in the City and is Ashland County's largest employer, cut at least 70 jobs since 2009.

Other economic factors further limit Ashland's ability to draw on other resources for assessment of brownfields. Ohio's Local Government Fund contribution to the City declined over 45% since 2010 (*Ohio Department of Taxation*). With job losses and businesses closing, the City's revenues declined, as evidenced by a decrease in property tax revenues of over 56% and a decrease in income tax revenues of over 19% from 2007 through 2013. Additionally, the elimination of the Ohio Estate Tax in 2013 erased between \$500,000 and \$1 million in the City's annual revenues.

1.c.ii As manufacturers and support businesses closed, residents in the neighborhoods of the Railroad Corridor lost their jobs. Many of these workers lived in the surrounding low-income neighborhoods and without personal vehicles were dependent on jobs where they could walk, bike, or use local public transportation to get to work. In census tract 9704 in the Railroad Corridor, up to 15.4% of households have no personal vehicle versus 7.1% for Ashland County (*2009-2013 American Community Survey 5-Year Estimates*). As factories and supporting businesses shut their doors, vacant, dilapidated sites multiplied. With the lost income, workers in the surrounding neighborhoods lost their homes, and vacant housing added to the blight. In census tract 9705, located in the Railroad Corridor targeted community, over 11% of the housing units are vacant, which is higher than the vacancy rates for the City (8.7%) (*2008-2012 American Community Survey 5-Year Estimates*). These vacant properties are magnets for vandalism, theft, and drug activity, putting a strain on the City's fire and police forces and compromising the safety of neighborhoods.

2. Project Description and Feasibility of Success

2.a. Project Description

2.a.i. The Railroad Corridor, where the priority brownfields are located, was formerly a heavy industrial core that employed many of Ashland's residents. This corridor extends along an east-west trending railroad line that bisects the north portion of the City. This area is now home to vacant, blighted buildings and the resulting underserved residents. The City plans to redevelop the corridor into a high-tech industrial area with energy-efficient manufacturing companies that will use clean/green technologies to minimize environmental impact and provide jobs for the City's residents.

After a site is deemed eligible by the U.S. EPA, the community will be notified and the site will be assessed through performance of a Phase I Environmental Site Assessment (ESA) and/or a Phase II ESA. Phase I ESAs will be conducted according to the requirements of All Appropriate Inquiry (ASTM Standard E1527) and, where appropriate, the Ohio Administrative Code (OAC) 3745-300-06 for the Ohio Voluntary Action Program (VAP). The environmental consultant will design a Phase II ESA conforming with ASTM Standard E1903-97 and, where appropriate, the Ohio VAP/BUSTR Corrective Action Program rules to investigate areas of potential environmental impact. Specialized procedures will be instituted to ensure that the community is protected from contaminants during assessment work. Upon receipt of assessment results, the environmental consultant will work with the City, the potential developer, and community partners to devise liability management, cleanup, and site use strategies that support redevelopment efforts. After completion of initial assessment activities, additional safe use or remedial investigations may be needed to further define the extent of contamination and design environmental response actions for cleanup and safe future use of the site. As appropriate, contaminated sites will be entered into the Ohio Voluntary Action Program (VAP), or Bureau of Underground Storage Tank Regulations (BUSTR) Program. The results of assessments will be disseminated to the community through public meetings and notification of community organizations (Sections 3.a and 3.c). If health threats are identified, the Ohio Environmental Protection Agency (OEPA) and the Ashland County-City Health Department (ACCHD) will be notified (Section 3.b). If needed, the City will seek additional funding from local and state sources and/or the U.S. EPA (Section 2.c) for assessment activities and subsequent environmental response activities.

Assessment data will be used to determine the nature and extent of contamination; evaluate exposure pathways; conduct cleanup planning to determine appropriate mitigation/remediation strategies that are protective of human health and the environment; and support redevelopment activities. These assessments will support commercial/industrial redevelopments in areas with existing infrastructure, creating local jobs and amenities.

The public will be notified of scheduled assessment activities. A Health and Safety Plan (HASP) will be completed for each site where intrusive sampling will occur, and access to the site will be controlled with fencing and signage during assessment operations. As specified in the HASP, when subsurface samples are collected or hazardous building materials are disturbed, the release of particulates and vapors will be monitored and controlled through the use of engineering controls and specialized work practices. Decontamination water and purge water generated during groundwater sampling activities will be containerized on-site and appropriately disposed. The assessment data generated will be used to help the City and/or a developer determine how to protect the community during redevelopment activities.

Program outputs and outcomes will be regularly entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database following Phase I and II ESAs, and subsequent remediation, and/or redevelopment activities.

2.a.ii. The City's Engineering Division (ED) supported by the City's Mayor and other City staff, and a qualified environmental consultant (the project team) will lead the community-oriented Assessment Grant project to support revitalization. The project team will begin by preparing an overall 36-month project timeline to ensure the project remains on schedule. The project team will meet monthly to ensure individual projects are progressing, the overall project schedule benchmarks are being met, and the grant project is completed within the three-year grant cycle. The ED will be responsible for day-to-day grant operations including updating and maintaining the brownfields inventory; distributing information to the community; working with the community to prioritize sites for assessment; and tracking project progress. The ED will be responsible for procuring all contractual services (e.g., environmental consultant), submittal of required reports to the U.S. EPA, and managing the brownfields information.

The City will adhere to the following timeline to ensure Assessment Grant funds are expended by the end of the 3-year cooperative agreement period. The City will host a project "kick-off" meeting with its community partners, including those that are on the project team and prepare a Work Plan within one month of receiving notification of the Assessment Grant award. Concurrently, the City will retain a qualified environmental consultant in compliance with applicable federal procurement regulations. The qualified environmental consultant will assist with grant management operations, perform the assessment work, and assist with required reporting. Priority brownfields in the targeted communities have already been identified (Section 1); therefore, assessments will begin within one month of retaining an environmental consultant.

Site access will be obtained as follows:

- For property transfers, a site access agreement will be required by the City from the current owner before assessment can begin.
- For tax foreclosures, the City will work with the Auditor's County Auditor's Office to obtain site access.
- For lender foreclosures, the City will obtain an access agreement from the lender.
- For sites that present an imminent threat to public welfare or the environment, the City will use its nuisance abatement authority under the Ohio Revised Code, or work with Ohio EPA to obtain site access.

2.a.iii. The City selected the priority brownfields (Section 1.a.iii) because of their location within the targeted community, their proximity to sensitive populations, and/or their condition. As the

grant project progresses, other priority sites, as well as high-risk and developable sites identified by community members and community organizations (Sections 2.a, 3.a, and 3.c) will be integrated into the project. The City developed a prioritization ranking system to assist in selecting additional sites for assessment based on the following factors. **First**, sites where available information suggests an imminent threat to public welfare or the environment exists. **Second**, high-opportunity brownfields (Section 1) that will help the City achieve the goals and objectives of the Comprehensive Plan. **Third**, brownfields that receive interest for redevelopment or are identified as high community priorities during implementation of the Grant.

2.b. Task Description and Budget Table

Task 1 - Programmatic Costs: The City will provide **in-kind**, labor resources and supplies associated with programmatic costs, including documenting the brownfields site selection process, coordinating and conducting operational meetings, preparing quarterly reports, and other activities associated with grant functions. The in-kind effort will consist of two hours per week for implementing programmatic activities, equaling an in-kind contribution of up to \$15,000 (300 hours at \$50/hour). The programmatic costs of \$2,000 include travel to send one staff person to one U.S. EPA Brownfields Conference and one other brownfields training opportunity. Outcomes include continuing staff training and improved brownfields knowledge and outputs include quarterly reports, ACRES property profiles, and final report.

Task 2 - Community & Stakeholder Outreach: Community outreach costs of \$6,000 are included. This includes personnel costs of \$3,000 to conduct environmental outreach meetings, draft press releases, update City websites as new information is generated, and other activities to complete the community outreach programs. The budget for this task also includes contractual costs of \$3,000 for coordinating/conducting community involvement and outreach meetings. Outputs include at least three public meetings and development of marketing documents that can be used to promote area brownfields and grant availability.

Task 3 - Site Assessment: Over 86% of the site assessment task budget will be used to conduct Phase II ESAs. Sites will be evaluated through performance of Phase I and/or II ESAs (conducted in accordance with All Appropriate Inquiry (ASTM Standard E1527) and other ASTM standards and practices) and, when appropriate, the Ohio Voluntary Action Program (VAP) and or Ohio Bureau of Underground Storage Tank Regulations (BUSTR). Costs for completing Phase I and Phase II ESAs will vary depending on the complexity and whether VAP/BUSTR compliance is required. The City estimates Phase I ESA costs of \$3,000 to \$7,000, VAP Phase I Property Assessment costs of \$7,000 to \$10,000, and Phase II ESA costs of \$20,000 to \$60,000. The budget includes contractual costs of \$185,000 based on conducting five Phase I ESAs at an average cost of \$5,000 (\$25,000 total), and four Phase II ESAs at an average cost of \$40,000 each (\$160,000 total). Outputs will also include the project QAPP and HASP.

Task 4 - Cleanup and Reuse Planning: The City will conduct cleanup/redevelopment planning in accordance with OEPA or BUSTR programs where redevelopment is imminent. This may include preparation of cleanup plans, assessment of cleanup/redevelopment alternatives, and evaluation of institutional and engineering controls. Contractual costs for this task are estimated at \$7,000, based on completing two cleanup and reuse plans \$3,500 each.

Hazardous Substances Assessment Grant					
Budget Categories	Task 1: Programmatic Costs	Task 2: Community & Stakeholder Outreach	Task 3: Phase I&II Assessments	Task 4: Cleanup and Reuse Planning	Total
Personnel		\$3,000			\$3,000
Travel	\$2,000				\$2,000
Contractual		\$3,000	\$185,000	\$7,000	\$195,000
TOTALS	\$2,000	\$6,000	\$185,000	\$7,000	\$200,000

2.c Ability to Leverage

The following table identifies local resources that the City will access to support assessment and subsequent cleanup and redevelopment activities.

Source	Resources Leveraged/Role of Resources	Estimated/Anticipated Value	Likelihood
City of Ashland	<p>1) staff time for outreach and programmatic activities.</p> <p>2) Meeting rooms, educational materials, equipment for outreach/workshop events.</p> <p>3) General Fund for supplemental assessment or re-use planning</p> <p>4) Site access support (clearing of brush and debris, building access, etc.) to support Phase I and Phase II ESA activities.</p>	<p>\$15,000 from Staff (300 hrs. at \$50/hr.)</p> <p>\$5,000 (meeting venue/equipment/supplies costs of \$500 per event, for ten events)</p> <p>\$5,000 (equipment/ supplies and staff costs (at \$50/hr.) to aid in site access support.</p>	100%
Environ. Consultant	Assist with documentation/reporting including progress reports, Quality Assurance Project Plan, Health and Safety Plans, administrative meetings.	\$10,000 (100 hrs. at \$100/hr.)	90% in-kind resources requested
Ashland Area Council for Economic Development (AACED)	Staff time to assist with community outreach, marketing properties to prospective developers/end users, identifying and prioritizing sites.	\$9,000 (5 hours per month at \$50/hr.).	100% (see commitment letter Attachment D)

The following funding sources may be used to supplement grant funds:

- Additional U.S. EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) Grants
- Ohio Development Services Agency (ODSA) Tax Increment Financing (TIF): Funding for local governments to finance environmental remediation, demolition, and public infrastructure.
- OEPA Brownfield RLF: Loans for cleanup/remediation activities.
- ODSA Brownfield Program: Loans for assessment and cleanup activities. Grants available for cleanup planning.
- ODSA JobsOhio Revitalization Fund: Loans and grants for environmental remediation, demolition, building renovation, site preparation, and infrastructure.
- Tax Incentive Program: City provides an income tax rebate to businesses that hire 10 new employees.
- U.S. EPA Region 5 and/or OEPA Targeted Brownfield Assessment: Brownfields assessment activities at no cost to local governments.

Although it is a small City, Ashland has experience leveraging funds to create a large impact in the community as demonstrated by the City's ability to turn \$500,000 in Ohio Industrial Site Improvement Fund grants into 60 new jobs in 2010. The City used the grant funds to construct new roads and install utilities at the City Business Park located on the north side of the City. In 2010, Barbasol, Inc. invested \$7.2 million in construction of their facility in the business park, creating 40

new jobs. Novatex North America, Inc., also invested \$1.8 million in expanding their facility in the business park in 2010, creating an additional 20 new jobs.

3) Community Engagement and Partnerships

3.a. Plan for Involving Target Community & Other Stakeholders and Communicating Project Progress:

3.a.i. Community Involvement Plan

The City of Ashland fostered a culture of community involvement during the implementation of the other grants that the City was awarded (Section 5cii). Public meetings, surveys, and interviews with residents were held to obtain community input on the grant implementation. The City will also use this model with a focus on residents in the neighborhoods surrounding the Railroad Corridor, during the Assessment Grant project.

The Plan for involving the affected community will include three primary efforts: 1) notification of Grant award, 2) “kick-off” meeting and initial outreach, 3) on-going education and communication. If the City learns of specific language or disability needs throughout any community involvement activities, it will provide the required support. Ashland’s residents rely on local newspapers, radio stations, and the City’s social media outlets to receive day-to-day news on issues that affect them; therefore, notification of the grant award will be accomplished through the following:

- Issuing an initial press release to the *Ashland Times-Gazette* and the Ashland University student newspaper, *The Collegian*. The City will also place advertisements on local radio stations (WNCO 101.3 FM and WNCO 1340 AM) and the Ashland University Television Station (Channel 9), to reach residents at every educational level and those without internet service. If the City learns of specific language or disability needs, it will provide the required support.
- Notifying the key community-based organizations that will have an active role in the project (described in 3c). Several of the organizations will publish notification about the grant award on their websites and in their newsletters.
- Posting notification of the award and U.S. EPA Brownfield Program information on the City’s website, Facebook and Linked-In pages, and on the City’s Twitter feed.

Secondly, the City will host an initial public kick-off meeting at an appropriate, centralized public venue (e.g. City Hall or library) to acquaint the targeted community, key community organizations, environmental organizations, educational institutions, and the general public with the grant project. The City will educate the organizations on the program and solicit input on brownfields and projects with the highest degree of community interest for assessment and/or redevelopment. The outcomes of the meeting will be distributed through the City’s website, Facebook page, and newsletter.

Thirdly, the City will continue education and outreach activities, including:

- Developing and hosting a brownfield workshop within the first year of the grant program, in coordination with supporting city departments and community partners. The OEPA, BUSTR, and U.S. EPA will be invited, as well as area developers, businesses, lenders, and other business representatives. The workshop will provide a venue to promote and report on the progress of the City’s Brownfield Program, solicit community input, promote specific redevelopment opportunities, and connect sites with developers and end users.

If additional information on brownfield projects is requested by citizens or community organizations, additional public meetings will be coordinated by the City as necessary, and/or City project team representatives will attend partner organization meetings. When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including explanations of plans and solicitation of comments and feedback, will be implemented.

3.a.ii. Communicating Progress

The City will post regular updates on program progress through the City's website and Facebook page. Additionally, the City will continue to issue press releases about the grant project to local newspapers and community organizations.

Following completion of an assessment, assessment and cleanup/reuse information will be provided to appropriate community and project stakeholders, including results of the assessments, and explaining health and environmental impacts of findings. The City and the environmental consultant will present the information at a level of detail dictated by the audience. If health threats are identified, the Ashland County-City Health (ACCHD) will become a partner in community involvement and education (Section 3.b). At the close of the project, the City will provide a final report to the community summarizing project outputs and outcomes.

3.b. Partnerships with Government Agencies

3.b.i The City will rely on long-established relationships with local and state partners to ensure success of the project. Locally, the City will partner with the Ashland County-City Health Department (ACCHD). The ACCHD public health/environmental health nuisance complaint program (e.g. dangerous blight) and environmental health administration relate to the City's Brownfield program. The ACCHD has been actively involved in education/notification, testing, and monitoring related to radon, mold, lead poisoning, and groundwater protection. The expertise and experience of the CCHD will be called upon to help assess off-site health threats posed by contamination; identify toxicological issues and perform risk evaluations; design and conduct notification/education programs; and coordinate health testing if migration of contamination from a brownfield is confirmed.

The City has established relationships with the Ohio Department of Transportation (ODOT) and the Ohio Development Services Agency (ODSA), OEPA, and BUSTR. The City will also work closely with the OEPA and BUSTR to help ensure appropriate assessment and cleanup activities are conducted at brownfields. This project will be conducted in compliance with OEPA and BUSTR guidance documents and Ohio's Voluntary Action Program and/or BUSTR's Corrective Action Program. The City will work with OEPA and/or BUSTR staff for resolution of regulatory or procedural issues, interpretation of rules and guidance documents, and technical guidance.

When contamination is discovered on brownfields, the cleanup criteria established under the Ohio VAP will be used to identify and address on-site health and environmental threats posed by contamination. If contamination discovered through assessment has the potential to negatively impact the health of local populations, especially as related to off-site exposures, the OEPA will be notified and brought in as a project partner with the City and ACCHD.

3.b.ii The City Engineering Division which is in charge of the City's building, zoning, planning, and housing programs will support the City to ensure that sustainable and equitable development goals are met. The Engineering Division will provide guidance to optimize existing infrastructure and identify appropriate re-use of sites in relation to the surrounding neighborhoods. They will also offer guidance on stormwater pollution prevention measures such as bioswales and rooftop rain gardens during redevelopment planning and will review stormwater pollution prevention plans at sites where grading or construction occurs.

3.c. Partnerships with Community Organizations

3.c.i. Community Organization Description and Role: The City identified the following organizations as project partners.

Ashland Board of Realtors' mission is to support businesses and residents in the Ashland community in their efforts to purchase, rehabilitate, and repair properties. The Board of Realtors will support the Assessment Grant project by informing businesses and potential developers about the brownfields program and marketing the brownfields properties.

Ashland Area Chamber of Commerce is a business organization with over 500 members in the Ashland area. It will help match its growing business members and entrepreneurs with redevelopment opportunities in Ashland and will disseminate assessment grant project information to its members.

Ashland County Historical Society is a non-profit organization whose purpose is to collect, explain, and preserve Ashland County's history and maintain the Ashland County Historical Museum, which is located in Ashland. The Historical Society will partner with the City to develop an exhibit that walks people through the brownfield redevelopment process from initial assessment to end use. The exhibit will feature real-life projects funded with the assessment grant.

Ashland Main Street's members include business owners, city officials, media, entertainment, and business and non-profit organizations. Their goal is to improve and promote downtown Ashland, which adjoins the Railroad Corridor on the south. They will help connect brownfields with potential developers and/or businesses and will use their experience in securing grants and tax credits to help leverage the grant funds.

Ashland County Community Foundation's mission is to advance philanthropy and improve the quality of life in Ashland County. The Community Foundation will support the grant project by communicating information about the project with other non-profits. Some of the grants that the Foundation provides to charitable organizations may also be used to leverage the grant funds such as the grant that was awarded to the Ashland Main Street program to support the development of their downtown comprehensive plan.

3.c.ii. Letters of Commitment

The organizations' letters of support are included in Attachment B.

4.0 Project Benefits

4.a. Health and/or Welfare and Environment: The specific health and/or welfare and environment benefits associated with the priority brownfields in the targeted communities are summarized below.

4.a.i. Health and/or Welfare Benefits

Priority Site	Health and/or Welfare Benefits
Hess & Clark	The soil, groundwater, and/or soil gas will be assessed to identify hazardous substances and co-mingled petroleum impact to facilitate remedial planning to limit 1) vapor intrusion concerns on-site and for nearby residents, and 2) direct contact exposures. Hazardous building materials (i.e., asbestos and lead-based paint) will be assessed. Cleanup planning will be conducted so that hazardous materials can be abated and structures can either be renovated or demolished. Assessing this property will aid in eliminating this blighted property that presents a safety concern to the surrounding neighborhood.
Myers Pump	The soil, groundwater, and/or soil gas will be assessed to identify hazardous substances and co-mingled petroleum impact to facilitate remedial planning to limit 1) vapor intrusion concerns on-site and for nearby residents, and 2) direct contact exposures. Hazardous building materials (i.e., asbestos and lead-based paint) will be assessed. A development group has plans to demolish the buildings on this property and create a public park here, eliminating a large vacant facility and a safety concern for the nearby neighborhood with a large population of seniors.
Rybolt Heater	The soil, groundwater, and/or soil gas will be assessed to identify hazardous substances and petroleum impact to facilitate remedial planning to limit 1) vapor intrusion concerns on-site and for nearby residents, and 2) direct contact exposures. Assessing this is the first step in eliminating a health hazard for the surrounding impoverished neighborhoods.

Priority Site	Health and/or Welfare Benefits
General Latex	The soil, groundwater, and/or soil gas will be assessed to identify hazardous substances and co-mingled petroleum impact to facilitate remedial planning to limit 1) vapor intrusion concerns on-site and for nearby residents in this impoverished neighborhood, and 2) direct contact exposures. Hazardous building materials (i.e., asbestos and lead-based paint) will be assessed. Cleanup planning will be conducted so that hazardous materials can be abated and structures can either be renovated or demolished.
Ashland Malleable	The soil, groundwater, and/or soil gas will be assessed to identify hazardous substances and co-mingled petroleum impact to facilitate remedial planning to limit 1) vapor intrusion concerns on-site and for nearby residents in this impoverished neighborhood, and 2) direct contact exposures. Hazardous building materials (i.e., asbestos and lead-based paint) will be assessed. Cleanup planning will be conducted so that hazardous materials can be abated and structures can either be renovated or demolished.
Cresco Manufacturing Co.	The soil, groundwater, and/or soil gas will be assessed to identify hazardous substances and co-mingled petroleum impact to facilitate remedial planning to limit 1) direct contact exposures, and 2) vapor intrusion on-site and off-site vapor migration concerns for residents in the surrounding impoverished neighborhood.

The priority brownfields are located in the targeted community, the Railroad Corridor; therefore, reductions in health and welfare threats will be directly beneficial to the disproportionately affected, underprivileged residents, helping to address the environmental justice issues these brownfields present. Cleanup and redevelopment of these sites will greatly reduce current threats to citizens living, working, and playing in these neighborhoods. Redevelopment of these brownfields epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods in a way that directly benefits the residents. The redevelopment outcomes of this project coincide with the guiding Livability Principles of increasing economic competitiveness, leveraging federal investment, and valuing and supporting the community and its neighborhoods.

4.a.ii. Environmental Benefits

The redevelopment of priority brownfields will also lead to mitigation of nonpoint pollution sources and illicit discharges to surface waters, improving water and sediment quality in Town Run, Lang Creek, and the Jerome Fork of the Mohican River. This will result in reduction in contaminants, improving aquatic life and allowing for additional fishing and recreational opportunities. Redevelopment of the Myers Pump brownfield will result in the creation of additional greenspace within the City, improving recreational opportunities and enhancing the quality of life for the City's most impoverished citizens.

4.b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

4.b.i. Sustainable development principles including strategic land use planning, where land use is matched to existing infrastructure, preserving natural resources and greenspace, are woven into the Comprehensive Plan. The current financial condition of the City makes it nearly impossible to capitalize new infrastructure; therefore, the City decided that grant funds and other redevelopment incentives will only be provided to projects located on sites where infrastructure necessary to support the project already exists or can be upgraded at a reasonable cost. By incentivizing brownfields redevelopment in this manner, the City will direct development into areas with existing infrastructure, limiting expenditures on utility extensions, reducing the use of construction materials and air emissions from construction. The City also will use Assessment Grant funds and other brownfield incentives as "carrots" to encourage the incorporation of sustainable and "green" redevelopment components, such as innovative stormwater management techniques (rain gardens,

bioswales, etc.), use of low-volatility building materials, and installation of energy efficient heating/cooling and lighting systems. The City uses these sustainable and “green” practices in their own operations. The City installs light-emitting diode (LED) signal fixtures when they replace or upgrade traffic signals and uses pumps with variable frequency drives when replacing pumps in the water distribution and wastewater collection systems. In addition to saving energy, these practices save the City on the operating costs of the traffic signals and water pumps.

The City will encourage/require the use of green site investigation methods during brownfields assessment, and green remediation and construction methods during brownfields cleanup and redevelopment. These methods may include in-situ data loggers, direct-push drilling, solar powered equipment and charging systems, idling reduction plans for equipment and diesel vehicle retrofit technologies. If demolition is necessary, the City will strongly encourage deconstruction practices rather than traditional demolition of buildings and recycling/reuse of demolition debris. The City will encourage the installation of energy efficient heating/cooling and lighting systems, resulting in reduced resource use and operating costs, and encourage developments to pursue certification through the Leadership in Energy and Environmental Design (LEED) program. These sustainable development approaches will help the City reuse existing resources, reduce fossil fuel use and emissions, and minimize its energy use and waste generation during brownfields redevelopment.

The City recycles paper, aluminum, steel, tin, and plastics in their recycling program. In 2014, the City was awarded a \$60,000 grant from the OEPA to purchase equipment to collect, pulverize, and transport glass cullett, so that glass will also be recycled. Through this program, the City is reducing waste going to a landfill.

4.b.ii. Ashland’s successful improvement project at the City Business Park’s Barbasol site (Section 2.c) became a reality as a direct result of \$500,000 in Ohio economic development grants. The redevelopment of this site for this light industrial firm that created 40 jobs, complements the Livability Principles of supporting existing communities and increasing economic competitiveness. The City has also incorporated the Livability Principles of providing more transportation choices and valuing communities and neighborhoods into their policies and funding programs. For example, the City applied for, received, and used Safe Routes to Schools funding from ODOT to prepare a School Travel Plan. In 2014, the City approved the installation of a bike route through the City and purchased and installed signage to facilitate the bike route.

4.c. Economic and Community Benefits:

4.c.i. Each successful redevelopment will have the following positive economic impacts:

- Redevelopment of the abandoned commercial and industrial sites located within the targeted community will reduce the negative impact on home values, boost tax revenues, and reduce the financial strain on the City’s protective forces (police and fire) caused by the need for increased monitoring of these facilities.
- Redevelopment will provide opportunities for high-tech businesses that will bring high-paying jobs. These jobs, along with entertainment venues and educational institutions, will recruit young professionals to work and live in Ashland.
- With new job opportunities, Ashland’s residents will once again be able to support their families and invest in their communities, improving living conditions in struggling neighborhoods and the community while increasing both the income and property tax bases.

Redeveloping brownfields in the in the Railroad Corridor to high-tech light industrial will help eradicate blight and stabilize the surrounding residential neighborhood.

The City’s land use plan calls for improving connectivity among the City’s neighborhoods and downtown area by improving streetscapes, bike paths, and greenspace. The City and its partners are

promoting greenspace and connectivity elements in the redevelopment projects, which are established grant goals.

4.c.ii. Currently, there is no U.S. EPA Environmental Workforce Development/Job Training program in the Ashland area. The City will promote local hiring of workers by posting positions in brownfield assessment, cleanup, and revitalization on their website and through press releases to the local newspaper. The City will also call upon its partnership with the administrators at the Ashland University campus to link graduates to job opportunities in brownfield assessment, cleanup, and revitalization.

5.0 Programmatic Capability and Past Performance

5.a Programmatic Capability Although the City's staff has not managed an U.S. EPA Assessment Grant, they have successfully managed numerous other Federal and State grant and loan programs. The staff has the technical, administrative, and accounting capabilities and management systems in place.

Using a Qualifications-Based Selection Process that complies with federal procurement regulations (40 CFR §31.36), the City will retain highly competent environmental consultant(s) to conduct the environmental assessments and assist with project tracking. The selected consultant(s) will be experienced in all aspects of U.S. EPA Assessment Grant management and have extensive experience with, and understanding of, the Ohio VAP and BUSTR.

The City's staff members who will work on this grant project comprise a dedicated team that brings a variety of experience to the project. The experience and qualifications of key project team members are summarized below.

Mr. Shane Kremser, PE will serve as Project Director. Mr. Kremser is a Professional Engineer registered in Ohio and has a Bachelor of Science in civil engineering from the University of Akron. He has served as the City Engineer for Ashland for 6 years, and has over 15 years' experience with site development projects, both public and private. He has administered both federal and state grants for the City for more than 5 years. Mr. Kremser will be responsible for handling day-to-day activities associated with implementing the project Work Plan.

Ms. Laura Bullard, will help coordinate the grant. Ms. Bullard can immediately step in as project director, if needed. She is a Professional Surveyor and has worked for the City Engineering Department for over 25 years. Ms. Bullard has also been actively involved in the management of federal and state grants for the City.

Staff in the City's Mayor's office and Finance Department are also available to assist with grant management, if needed. Additionally, the City intends to select a qualified environmental consultant with experience managing U.S. EPA assessment grants to assist. In the unlikely event of staff turnover, the depth of the staff on the City's project team will allow for a seamless transition to other experienced members.

5.b. Adverse Audits: The City has had no adverse audit findings with management of any Federal, State, or local grants.

5.c. Past Performance and Accomplishments:

5.c.ii.

The City has not been the recipient of a U.S. EPA Brownfields Assessment, Revolving Loan Fund, or Cleanup Grant. In 2014, the City was awarded a \$75,000 ODSA CDBG Small Cities Grant that was used for street improvements in areas where greater than 50% of the residents are low to middle income. The City also used this CDBG grant to fund a contract that provides drivers for the City's public transit system. The City was awarded a \$2,400,000 Small City Grant and a \$2,100,000 Safety Fund Grant from ODOT in 2013. The City also received a \$1,000,000 Issue 1 grant from the

Ohio Public Works Commission. These funds will be used near the U.S. Route 42 and U.S. Route 250 intersection, located at the east end of the Railroad Corridor, to remove a bridge and construct 1.25 miles of street improvements to decrease the number of traffic accidents in this area. Construction is scheduled to begin in 2015. In 2012, the City was awarded a \$485,000 U.S. EPA Catalog of Federal Domestic Assistance (CFDA) grant that it used for 11,500 feet of water main replacements at locations throughout the City. The City complied with the project work plans, community involvement requirements, and all other grant requirements for these grants. The City also completed project reporting in a timely manner on these grants.

Appendix 3

Assessment Other Factors Checklist

Name of Applicant: City of Ashland, Ohio

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
Community population is 10,000 or less.	
Federally recognized Indian tribe.	
United States territory.	
Applicant will assist a Tribe or territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Targeted brownfield sites are contaminated with controlled substances.	
Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	
Project is primarily focusing on Phase II assessments.	7
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	8
Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	4
Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to	

	EPA a list of the core partners/implementation strategy parties for each of the 12 “manufacturing community” designees, which EPA would use to verify this other factor.	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, applicant must attach documentation which demonstrates this current designation.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
	Applicant is a HUD Promise Zone community. To be considered, applicant must attach documentation.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

ATTACHMENT A

Threshold Criteria

THRESHOLD CRITERIA FOR ASSESSMENT GRANTS

Applicant Eligibility

The City of Ashland is a general purpose unit of local government in the State of Ohio and was not awarded an Assessment Grant from EPA in Fiscal Year 2014.

Letter from State Environmental Authority

A letter from the Ohio Environmental Protection Agency (OEPA) is attached.

Community Involvement

The City of Ashland fostered a culture of community involvement during the implementation of the other grants that the City was awarded (Section 5cii). Public meetings, surveys, and interviews with residents were held to obtain community input on the grant implementation. The City will also use this model with a focus on residents in the neighborhoods surrounding the Railroad Corridor, during the Assessment Grant project.

The Plan for involving the affected community will include three primary efforts: 1) notification of Grant award, 2) “kick-off” meeting and initial outreach, 3) on-going education and communication. If the City learns of specific language or disability needs throughout any community involvement activities, it will provide the required support. Ashland’s residents rely on local newspapers, radio stations, and the City’s social media outlets to receive day-to-day news on issues that affect them; therefore, notification of the grant award will be accomplished through the following:

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- Notifying the key community-based organizations that will have an active role in the project (described in 3c). Several of the organizations will publish notification about the grant award on their websites and in their newsletters.
- Posting notification of the award and U.S. EPA Brownfield Program information on the City’s website, Facebook and Linked-In pages, and on the City’s Twitter feed.

Secondly, the City will host an initial public kick-off meeting at an appropriate, centralized public venue (e.g. City Hall or library) to acquaint the targeted community, key community organizations, environmental organizations, educational institutions, and the general public with the grant project. The City will educate the organizations on the program and solicit input on brownfields and projects with the highest degree of community interest for assessment and/or redevelopment. The outcomes of the meeting will be distributed through the City’s website, Facebook page, and newsletter.

Thirdly, the City will continue education and outreach activities, including:

- Developing and hosting a brownfield workshop within the first year of the grant program, in coordination with supporting city departments and community partners. The OEPA, BUSTR, and U.S. EPA will be invited, as well as area developers, businesses, lenders, and other business representatives. The workshop will provide a venue to promote and report on the progress of the City’s Brownfield Program, solicit community input, promote specific redevelopment opportunities, and connect sites with developers and end users.

If additional information on brownfield projects is requested by citizens or community organizations, additional public meetings will be coordinated by the City as necessary, and/or City project team representatives will attend partner organization meetings. When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including explanations of plans and solicitation of comments and feedback, will be implemented.

The City will post regular updates on program progress through the City's website and Facebook page. Additionally, the City will continue to issue press releases about the grant project to local newspapers and community organizations.

Following completion of an assessment, assessment and cleanup/reuse information will be provided to appropriate community and project stakeholders, including results of the assessments, and explaining health and environmental impacts of findings. The City and the environmental consultant will present the information at a level of detail dictated by the audience. If health threats are identified, the Ashland County-City Health (ACCHD) will become a partner in community involvement and education (Section 3.b). At the close of the project, the City will provide a final report to the community summarizing project outputs and outcomes.

Site Eligibility and Property Ownership Eligibility

The applicant is requesting a community-wide assessment grant; therefore, site eligibility and property ownership eligibility criteria do not apply.

ATTACHMENT B

Letter from State Authority



John R. Kasich, Governor
Mary Taylor, Lt. Governor
Craig W. Butler, Director

December 12, 2014

U.S. Environmental Protection Agency, Region 5
Brownfields/NPL Reuse Section
ATTN: Brad Bradley and Romona Smith
77 West Jackson Blvd., Mail Code SM-7J
Chicago, IL 60604-3507

RE: City of Ashland Community Wide Assessment Grant Proposal

Dear Mr. Bradley and Ms. Smith:

I am pleased to offer Ohio EPA's support for the City of Ashland Community Wide Assessment Grant Proposal. We have worked with the City of Ashland in the past and hope to be able to provide support to the City of Ashland under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The funding the City of Ashland is requesting under their community wide assessment grant proposal would be used to help sustain, clean up, and restore neighborhoods and the ecological systems that support them. In the mid-1900s Ashland was a productive manufacturing town, but now many of these facilities are brownfields occupied by vacant, dilapidated buildings. The City has targeted the Railroad Corridor, where several of these facilities are located, for revitalization, but they must be assessed before they can be redeveloped and put back into productive use. If awarded, this grant would provide an opportunity to revitalize this corridor and create new business opportunities.

We look forward to working with the City of Ashland and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2285.

Sincerely,

Amy Yersavich, Manager
Ohio Environmental Protection Agency
Site Assistance and Brownfield Revitalization

cc: Glen P. Stewart, Mayor, City of Ashland
Maria Proto, Staff Geologist, Soil and Materials Engineers
Rod Beals, Ohio EPA, DERR/NEDO
Nancy Zikmanis, Ohio EPA, DERR/NEDO

ATTACHMENT C

Commitment of Leveraged Resources



Ashland Area Council for Economic Development

211 Claremont Avenue, Ashland, Ohio 44805

T: 419-289-3200 • F: 419-289-3233

EconomicDevelopment@AshlandED.com • www.AshlandED.com

December 18, 2014

Mr. Shane Kremser
Director of Engineering
City of Ashland
206 Claremont Avenue
Ashland, OH 44805

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Shane:

The Ashland Area Council for Economic Development (AACED) is pleased to support the City of Ashland's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the City in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Ashland Area Council for Economic Development is a comprehensive economic development organization operating under a public-private partnership structure. Our expertise in business attraction, retention and expansion, and quality planning allow us to work to strengthen our local economy. Our mission is to assist in the success of our existing businesses, recruit new businesses in targeted industry sectors, and lead efforts to develop new communities of choice that would attract investors, entrepreneurs, and citizens seeking gainful employment, which will enhance the quality of life in the Ashland area.

We will assist the City of Ashland with the Assessment Grant by providing in-kind staff time to assist with community outreach, actively market properties to prospective developers/end users, and identify and prioritize sites. We will provide an average of 5 hours per month at \$50 per hour, equaling a contribution of \$9,000 over the course of the grant period.

Sincerely Yours,

Kathryn A. Goon
Executive Director

ATTACHMENT D

Community Support Letters

Ashland Board of Realtors, Inc.

Huntington Bank Building
19 West Main Street
Suite 11-12
Ashland, OH 44805

President

Tiffany Meyer

President Elect

Sharon Hair, GRI

Sec/Treasurer

Stacy Patton, GRI

Director Randal Miller

Director Bill Stepp

Director Ann Emmons, GRI, SFR

Director Michelle Vanderzyden
SFR

Immediate Past President
Jennifer Stoops

Executive Officer
Sharon S. Sample, RCE

(419) 281-2700

email
abor@zoominternet.net

www.AshlandBoardofRealtors.com



November 21, 2014

Mr. Shane Kremser, P.E.
Director of Engineering and Building Department
City of Ashland
206 Claremont Avenue
Ashland, OH 44805

Re: U.S. EPA Community Wide Brownfields Assessment Grant
Application

Dear Shane:

The Ashland Board of Realtors® is pleased to support the City of Ashland's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the City in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Ashland Board of Realtors® has over 84 REALTOR® members and 30 Affiliate members (Lenders/Title Companies) and is involved in many community events. Our mission is to support our businesses and homeowners in the Ashland community in their efforts to purchase, renovate and repair properties. We work hard to promote new businesses and community service in the Ashland Area.

We will assist the City of Ashland with the Assessment Grant project by informing businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses. We support the City's efforts and look forward to our continued partnership to redevelop brownfields and create job opportunities for our business community and residents.

Sincerely,

Tiffany Meyer, President
Ashland Board of REALTORS®



November 25, 2014

Mr. Shane Kremser, P.E.
Director of Engineering and Building Department
City of Ashland
206 Claremont Avenue
Ashland, OH 44805

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Shane:

The Ashland Area Chamber of Commerce is pleased to support the City of Ashland's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the City in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Ashland Area Chamber of Commerce is a voluntary partnership with over 530 business organizations working together to build a healthy economy and improve the quality of life in the Ashland area. Our mission is to support our member businesses and advance the economic well-being of the Ashland Area Community. Our members, Board of Directors, and strong relationships with our local, State, and Federal leadership provide our team the power and credibility to make calls and connect people. We work hard to keep our membership informed so that they can make the best decisions for their businesses and families.

We will assist the City of Ashland with the Assessment Grant project by informing businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses. We will also help the City by publishing news about the brownfields program in our monthly newsletter, *Connections*. We support the City's efforts and look forward to our continued partnership to redevelop brownfields and create job opportunities for our business community and residents.

Sincerely,

Barbara A. Lange, IOM, SPHR
President/CEO
Ashland Area Chamber of Commerce



The Ashland County Historical Society

420 Center Street • Ashland, Ohio 44805
(419) 289-3111

November 21, 2014

Mr. Shane Kremser, P.E.
Director of Engineering and Building Department
City of Ashland
206 Claremont Avenue
Ashland, OH 44805

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Shane:

On behalf of the Ashland County Historical Society, I am pleased to provide this letter in support of the City of Ashland's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. This project will address important issues of economic development, health and environment in the City. This project is also a great learning opportunity for our educational community.

The Ashland County Historical Society is a nonprofit volunteer organization that maintains the Ashland Historical Society Museum, three buildings to house and display Ashland's many historical artifacts. Our purpose is to collect, explain, and preserve Ashland's history.

During the course of the Assessment Grant project, we will partner with the City of Ashland to create a museum display that showcases the brownfield redevelopment process. This display will enhance the community's awareness of how vacant, contaminated, industrial sites can be environmentally assessed and revitalized during the brownfields redevelopment process.

Sincerely,

Christine H. Box
Director of Operations
cbox.achs@zoominternet.net



December 8, 2014

Mr. Shane Kremser, P.E.
Director of Engineering and Building Department
City of Ashland
Ashland, OH 44805

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

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*A community effort to
promote and preserve
our downtown*

211 Claremont Avenue
Ashland, Ohio 44805
419-651-9881
www.ashlandmainstreet.org
 **Find us on
Facebook**


Dear Shane:


Ashland Main Street is pleased to support the City of Ashland's application for a U.S. Environmental Protection Agency (EPA) Community-Wide Brownfields Assessment grant. This project will address important issues of economic development, health, and environment in our city.

Ashland Main Street was founded in 2010 and is a member of Ohio's Main Street Program. Our members include business owners, city government officials, media, entertainment, and business and non-profit organizations. Our goal is to improve and promote downtown Ashland while preserving Ashland's historical character; we do so by sponsoring and participating in many downtown events, as well as supporting downtown business development. We have secured a CDBG Tier 1 Downtown Revitalization Grant and a Community Foundation Grant. We have also secured a National Register Historic District designation, which enables building owners to apply for increased tax credits for preservation and renovation efforts on their downtown buildings.

We will assist the City of Ashland with the Assessment Grant project by informing businesses and potential developers about the Brownfields program and marketing assessed brownfields to new and expanding businesses. We support the City's efforts and look forward to our continued partnership to redevelop brownfields and create job opportunities for our business community and residents.

Sincerely,


Sandra Hedlund Tunnell
Executive Director


Scott Young
Board President



ASHLAND COUNTY COMMUNITY FOUNDATION

...for generations to come

TELEPHONE (419)281-4733
FAX (419)289-5540
E-MAIL accf@accommunityfoundation.org

300 COLLEGE AVENUE • ASHLAND • OH • 44805
www.accommunityfoundation.org

December 11, 2014

Mr. Shane Kremser, P.E.
Director of Engineering and Building Department
City of Ashland
206 Claremont Avenue
Ashland, OH 44805

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Shane:

The Ashland County Community Foundation is pleased to support the City of Ashland's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand that by providing funds to inventory, characterize, and assess brownfields sites within the City, the grant will sustain progress toward a healthier community and natural environment, and will promote economic development and job creation.

Our mission is to advance philanthropy and improve the quality of life in Ashland County by supporting charitable activities in the community, providing and administering a variety of planned giving programs, and serving as responsible stewards of scholarship as well as individual and organizational funds for specific charities. We believe the Brownfields Program compliments our mission to improve the quality of life in our community.

We are committed to working with the City of Ashland throughout the Assessment Grant process. Some of the grants that we provide to charitable organizations may be used to leverage the Brownfields Assessment Grant, such as the grant that we awarded to the Ashland Main Street program to support the development of our downtown comprehensive plan. We will also help coordinate with other non-profits in the City with regard to ongoing brownfields assessments.

Sincerely,

James M. Cutright
Executive Director/CEO



Confirmed in Compliance with National Standards for U.S. Community Foundations

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